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[White Flint Sector Plan and related land use issues](#)

The Montgomery County Council is considering three recommendations forwarded recently by the Planning Commission: the White Flint Sector Plan, adoption of a new CR zone, and approval of the 2010-2012 Growth Policy for Montgomery County. Each of these proposals – and especially the combination of them – will determine the nature of proposed development at White Flint, development that has the potential for significantly affecting the Town of Garrett Park. The Town, both directly and through other interested groups and individuals, is taking an active role in making our views known to the Montgomery County Council.

On September 22, the Town presented testimony on the proposed Growth Policy, ([LINK to “reworked FINAL Oct 22 testimony”](#)) expressing not only concerns about the proposed Growth Policy provisions that affect traffic and schools, but also our dissatisfaction with the fact that the Growth Policy proposes an exception for White Flint before the White Flint Sector Plan has even been considered by the Council. We have similar process-based concerns about the County Council’s consideration of the new CR zone. The new zoning category, as yet not fully defined, contains incentives (such as environmental requirements) for developers to pick and choose in exchange for greater density; White Flint is the first sector plan to rely heavily on CR zoning. It is only logical that the details of the CR zone be finalized before the White Flint Sector Plan is considered. The Town’s expressed view is that failure to provide a more coherent process for consideration of these closely-allied proposals not only frustrates informed citizen participation, it simply does not make sense from the standpoint of good planning.

County Council hearings on the White Flint Sector Plan itself are scheduled for October 20; the Town will offer testimony urging a more balanced plan for land use and infrastructure – a plan that supports quality of life for those who live here as well as new residents, and that resolves significant problems with traffic and schools capacity. We encourage your participation in this discussion, by attending meetings and hearings, and by providing your thoughts in writing to the County Council () and to the Town, for which you can use the “Contact Town Office” link on this website.